

COMMISSION ON CHICAGO LANDMARKS NOTICE OF A REGULAR MEETING

The Commission on Chicago Landmarks will hold its regular meeting on Thursday, June 6, 2019, at 12:45 p.m. in City Hall, 121 North LaSalle Street, Room 201-A, 2nd Floor.

The Permit Review Committee will hold its regular meeting in City Hall, 121 North LaSalle Street, in Room 201-A on Thursday, June 6, 2019, at 1:00 p.m.

Attached is a copy of the agendas for the Commission meetings.

Eleanor Gorski
Secretary

DRAFT AGENDA
COMMISSION ON CHICAGO LANDMARKS
Regular Meeting – Thursday, June 6, 2019
City Hall, 121 North LaSalle Street, Room 201-A
12:45 p.m.

1. Approval of the Minutes of Previous Meetings

Regular Meeting of May 2, 2019 and Special Meeting of May 16, 2019

2. Final Landmark Recommendation

(FORMER) LYMAN TRUMBULL PUBLIC SCHOOL BUILDING WARD 40
5200-5224 North Ashland Avenue/1600-1612 West Foster Avenue

3. Class L Property Tax Incentive – Final Certification

FULTON-RANDOLPH MARKET DISTRICT WARD 27
939 West Fulton Market

4. Preliminary Decision on Permit Application for Demolition Pursuant to §2-120-740 through §2-120-825 of the Municipal Code

FULTON-RANDOLPH MARKET DISTRICT WARD 27
232 North Carpenter Street

5. Permit Review Committee Reports

Report on Projects Reviewed at the May 2, 2019, Permit Review Committee Meeting

Report on Permit Decisions by the Commission Staff for the Month of May 2019

6. Adjournment

NOTICE OF PUBLIC MEETING

DRAFT PERMIT REVIEW COMMITTEE

THURSDAY, June 6, 2019

City Hall, 121 N. LaSalle St., Room 201-A

1:00 p.m.

DRAFT AGENDA:

- 1. 500 W. Jackson** **42nd Ward**
Chicago Union Station
Proposed new canopy, new windows, alterations to window openings along Clinton Street, and a proposed new balcony within the Great Hall.
- 2. 1743 N. Sedgwick** **43rd Ward**
Old Town Triangle District
Renewal of expired approval for a proposed new rear one-story masonry, two-car, detached, garage utilizing an existing curb-cut.
- 3. 1041-1043 W. Fulton Market** **27th Ward**
Fulton-Randolph Market District
Proposed new construction of six-story masonry and glass commercial building at corner of Fulton Market and Carpenter and a new twelve-story masonry and glass hotel building at corner of Fulton Market and Aberdeen.
- 4. 1822 S. Throop** **25th Ward**
Proposed Pilsen District
Proposed new construction of three-story, three-unit, masonry, residential building.

Dijana Cuvalo, AIA
Historic Preservation Division
Bureau of Planning, Historic Preservation & Sustainability
Department of Planning and Development

PERMIT REVIEW COMMITTEE

Summary of projects and staff recommendations, June 6, 2019

DRAFT

1. 500 W. Jackson

43rd Ward

Chicago Union Station

Proposed new canopy, new windows, alterations to window openings along Clinton Street, and a proposed new balcony within the Great Hall.

Applicant: Joseph Hoerner, Amtrak
Leonard Koroski, Goettsch Partners

Staff Recommendation: Staff recommends that the Committee find that the project, with the following conditions, meets the criteria set forth in the Commission's Rules and Regulations, the Commission's *Guidelines for Alterations to Historic Buildings and New Construction*, and Standards 2, 5, 6, 9, and 10 of the *U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Buildings* and therefore, the project will not have an adverse effect on the significant historical and architectural features of the landmark property and approve the project with the following conditions:

1. Alteration of the 7 window openings, 3 for new entrance doors and 4 with lowered sills for storefront windows, along Clinton Street is approved as proposed.;
2. Existing and proposed dimensioned window and door details, for the ground floor and the 2nd floor monumental windows, shall be included in the permit plans and any new frame, glass, and stone finishes shall match existing finishes;
3. The proposed canopy along Clinton façade is approved in concept, with more developed details to be included in the permit plans to show proposed lighting, and specific signage size and details.;
4. The two 36" x 60" digital signs next to the new Clinton Street entrances are approved provided they will be limited to static screens with no flashing lights/graphics or full-motion imagery (static screens will not be changed more than (1) time within a 24-hour period, except to the extent necessary to correct typographical or other rhetorical errors);
5. Option 1 with no new balcony within the western niche of the Great Hall is approved as proposed. The new plaster finish shall match the historic plaster in color, texture, and finish; and,
6. The proposed balcony option within the western niche of the Great Hall is not approved at this time. The applicant may come back to the PRC at a future date with more information on the specific tenant needs and could also look to mitigate the

impact of a new balcony by reconstructing the two columns within this area consistent with the original configuration.

2. **1743 N. Sedgwick**

43rd Ward

Old Town Triangle District

Renewal of expired approval for a proposed new rear one-story masonry, detached, garage utilizing an existing curb-cut.

Applicant: David and Elle Montgomery, owners
Barnes Architects, LTD

Staff Recommendation: Staff recommends that the Committee find that the project, with the following conditions, meets the criteria set forth in the Commission's Rules and Regulations, the Commission's *Guidelines for Alterations to Historic Buildings and New Construction*, and Standards 9 and 10 of the *U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Buildings* and therefore, the project will not have an adverse effect on the significant historical and architectural features of the landmark district and approve the project with the following conditions:

1. As proposed the garage will be clad with brick and limestone consistent with the colors and textures found on the main house. Historic Preservation staff shall review and approve material samples and garage-door cut-sheets/details prior to permit submittal; and,
2. Should the project as proposed require a zoning variation and/or adjustment, and the Commission takes no position regarding any requested variance/adjustment relative to the zoning code requirements.

3. **1041-1043 W. Fulton Market**

27th Ward

Fulton-Randolph Market District

Proposed new construction of six-story masonry and glass commercial building at corner of Fulton Market and Carpenter and a new twelve-story masonry and glass hotel building at corner of Fulton Market and Aberdeen.

Applicant: James Plunkard, owner
Silver Queen, LLC, owner
Hartshorne Plunkard Architecture

Staff Recommendation: Staff recommends that the Committee find that the project, with the following conditions, meets the criteria set forth in the Commission's Rules and Regulations, the Commission's *Guidelines for Alterations to Historic Buildings and New Construction* and the *Historic Fulton-Randolph Market District*

Design Guidelines, and therefore, the project will not have an adverse effect on the significant historical and architectural features of the landmark district and approve the project with the following conditions:

1041 W. Fulton Market

1. The proposed 6-story office building as shown on drawings dated 5/6/19 is approved as submitted. The quality of materials and design details (brick and curtain wall) as approved are important features in meeting the Commission's guidelines. Any significant changes to the approved design, details and materials will require further review by the Permit Review Committee;
2. Permit drawings shall include dimensioned details for all windows and storefronts as well as brick patterns and mullion details;
3. Historic Preservation staff shall view for approval all material samples prior to permit application; and,
4. Any signage, including any exterior lighting, shall be permitted separately and reviewed and approved by Historic Preservation staff prior to order and installation.

1043 W. Fulton Market

1. The proposed 12-story hotel as shown on drawings dated 5/6/19 is approved as submitted. The quality of materials and design details (brick and curtain wall) as approved are important features in meeting the Commission's guidelines. Any significant changes to the approved design, details and materials will require further review by the Permit Review Committee;
2. Permit drawings shall include dimensioned details for all windows and storefronts as well as brick patterns and mullion details;
3. Historic Preservation staff shall view for approval all material samples prior to permit application; and,
4. Any signage, including any exterior lighting, shall be permitted separately and reviewed and approved by Historic Preservation staff prior to order and installation.

4. **1822 S. Throop**

25th Ward

Proposed Pilsen District

Proposed new construction for three-story, three-unit, masonry, residential building.

Applicant: TM1 Construction Inc., owner
Stern Group Corporation, architect

Staff Recommendation: Staff recommends that the Committee find that the project, with the following conditions, meets the criteria set forth in the

Commission's Rules and Regulations, the Commission's *Guidelines for Alterations to Historic Buildings and New Construction*, and Standards 9 and 10 of the *U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Buildings* and therefore, the project will not have an adverse effect on the significant historical and architectural features of the landmark property and approve the project with the following conditions:

1. As proposed, front and side elevations are to be clad in brown, standard size, modular, face brick. The color of the mortar shall match the color of the brick. Historic Preservation staff shall review and approve all material samples with permit application; and,
2. The rooftop metal stair enclosure cladding shall be dark with a non-reflective finish.